

023.A

0001

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

446,100 / 446,100

USE VALUE:

446,100 / 446,100

ASSESSED:

446,100 / 446,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		TEEL ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCGOWAN REBECCA W & WINIFRED	
Owner 2: MCGOWAN RICHARD S	
Owner 3:	

Street 1: 30 TEEL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: HANDLER LAURA -

Owner 2: -

Street 1: 30-32 TEEL ST UNIT 30

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1904, having primarily Wood Shingle Exterior and 941 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8011												G10				

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	442,800	3,300		446,100		
Total Card	0.000	442,800	3,300		446,100	Entered Lot Size	
Total Parcel	0.000	442,800	3,300		446,100	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	474.07	/Parcel: 474.0	Land Unit Type:	

Total Card / Total Parcel  
446,100 / 446,100  
446,100 / 446,100  
446,100 / 446,100

310198
GIS Ref
GIS Ref
Insp Date
05/15/18

## USER DEFINED

Prior Id # 1: 14656	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:18:33
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	023.A-0001-0030.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	436,300	3300	.		439,600	439,600	Year End Roll	12/18/2019
2019	102	FV	450,600	3300	.		453,900	453,900	Year End Roll	1/3/2019
2018	102	FV	398,900	3300	.		402,200	402,200	Year End Roll	12/20/2017
2017	102	FV	364,000	3300	.		367,300	367,300	Year End Roll	1/3/2017
2016	102	FV	364,000	3300	.		367,300	367,300	Year End	1/4/2016
2015	102	FV	336,600	3300	.		339,900	339,900	Year End Roll	12/11/2014
2014	102	FV	321,500	3300	.		324,800	324,800	Year End Roll	12/16/2013
2013	102	FV	321,500	3300	.		324,800	324,800		12/13/2012

SALES INFORMATION								TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
HANDLER LAURA,	75559-103	1	9/8/2020		607,000	No	No			
HOGAN PATRICK A	59368-399		6/25/2012	Convenience		1	No	No		
SARGENT ENRAKU,	54419-593		3/18/2010		370,000	No	No			
STROJNY ADAM,	51227-496		5/28/2008		305,000	No	No			

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
8/28/2018	1243	Insulate	2,700	C						11/19/2020	SQ Mailed	MM	Mary M
										5/15/2018	Measured	DGM	D Mann
										1/7/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: BROWN				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1904	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G10	Fact:	.		Floor: 1 - 1st Floor														
Const Mod:				% Own: 47.000000000														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	5	2								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	18.6 %													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>						
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.99980003														
Insulation: 2 - Typical				Adj \$ / SQ: 398.170														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.25000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 543973														
% Com Wall	% Sprinkled:			Depreciation: 101179				Juris. Factor: 1.00		Before Depr: 497.71								
				Depreciated Total: 442794				Special Features: 0		Val/Su Net: 470.56								
								Final Total: 442800		Val/Su SzAd: 470.56								
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 023.A-0001-0030.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1915	27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300		<b>AssessPro Patriot Properties, Inc</b>								